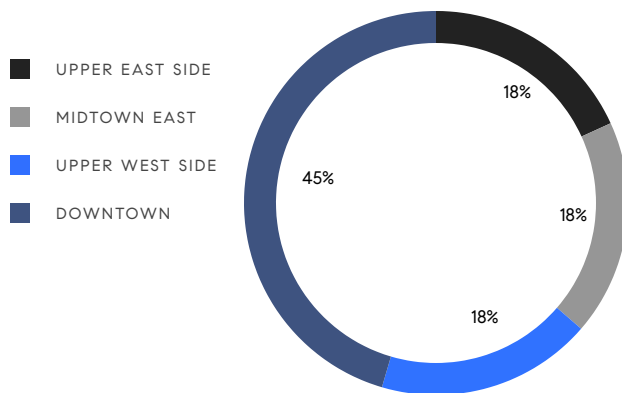


MANHATTAN WEEKLY LUXURY REPORT



551 WEST 21ST STREET, 10B

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



11

CONTRACTS SIGNED
THIS WEEK

\$138,594,999

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 11 contracts signed this week, made up of 7 condos, 2 co-ops, and 2 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$12,599,546

AVERAGE ASKING PRICE

\$7,250,000

MEDIAN ASKING PRICE

\$3,518

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$138,594,999

TOTAL VOLUME

525

AVERAGE DAYS ON MARKET

Unit PH19/20C at 730 Park Avenue in Lenox Hill entered contract this week, with a last asking price of \$29,950,000. Originally built in 1928-1929, this dual penthouse co-op offers approximately 5,200 square feet with 4 beds and 6 full baths. It features a private elevator landing and 21-foot entrance gallery, a large living room with 11-foot ceilings and three exposures with park and skyline views, an eat-in kitchen with large central island and high-end appliances, and much more. The building provides full-time doormen, a fitness room, storage, and many other amenities.

Also signed this week was Unit 43 at 111 West 57th Street in Midtown, with a last asking price of \$22,750,000. Built in 2016, this condo spans 4,492 square feet with 3 beds and 3 full baths. It features 14-foot ceilings and floor-to-ceiling windows, a formal entry gallery with macauba stone floors, a primary bedroom with en-suite bath, dual walk-in closets, and skyline views, an open kitchen with quartzite countertops and backsplash and high-end appliances, and much more. The building provides concierge services, a double-height fitness center, a private club space, sauna and treatment rooms, and many other amenities.

7

CONDO DEAL(S)

2

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$12,570,715

AVERAGE ASKING PRICE

\$18,300,000

AVERAGE ASKING PRICE

\$7,000,000

AVERAGE ASKING PRICE

\$10,900,000

MEDIAN ASKING PRICE

\$18,300,000

MEDIAN ASKING PRICE

\$7,000,000

MEDIAN ASKING PRICE

\$3,686

AVERAGE PPSF

\$1,809

AVERAGE PPSF

3,302

AVERAGE SQFT

3,949

AVERAGE SQFT



730 PARK AVE #PH19/20C

Lenox Hill

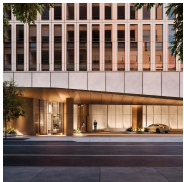
TYPE	COOP	STATUS	CONTRACT	ASK	\$29,950,000	INITIAL	\$35,000,000
SQFT	5,200	PPSF	\$5,760	BEDS	4	BATHS	4
FEES	N/A	DOM	816				



111 WEST 57TH ST #43

Midtown

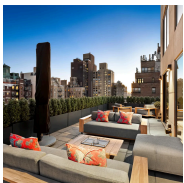
TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,750,000	INITIAL	\$22,750,000
SQFT	4,492	PPSF	\$5,065	BEDS	3	BATHS	3
FEES	\$23,653	DOM	686				



50 WEST 66TH ST #40S

Upper West Side

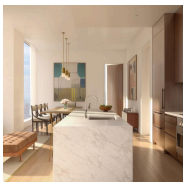
TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,750,000	INITIAL	\$22,000,000
SQFT	3,547	PPSF	\$6,414	BEDS	4	BATHS	4
FEES	N/A	DOM	600				



45 EAST 80TH ST #15A

Upper East Side

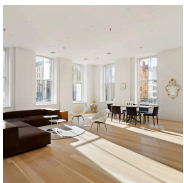
TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$12,500,000
SQFT	3,220	PPSF	\$3,882	BEDS	4	BATHS	4.5
FEES	\$11,296	DOM	239				



15 EAST 30TH ST #58B

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,900,000	INITIAL	\$10,900,000
SQFT	2,955	PPSF	\$3,689	BEDS	3	BATHS	3.5
FEES	\$11,943	DOM	1,002				



60 WARREN ST #2

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,450,000
SQFT	4,157	PPSF	\$1,745	BEDS	4	BATHS	4
FEES	\$6,883	DOM	263				

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20 JONES ST

West Village

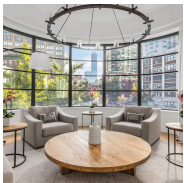
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,000,000	INITIAL	N/A
SQFT	3,397	PPSF	\$2,061	BEDS	4	BATHS	4
FEES	\$3,353	DOM	N/A				



216 EAST 30TH ST

Kips Bay

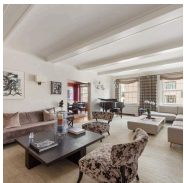
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,999,999	INITIAL	\$6,999,999
SQFT	4,500	PPSF	\$1,556	BEDS	5	BATHS	4
FEES	\$4,617	DOM	429				



10 SULLIVAN ST #2A

Soho

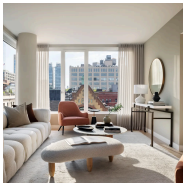
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	2,707	PPSF	\$2,494	BEDS	3	BATHS	3.5
FEES	\$9,719	DOM	420				



139 EAST 79TH ST #10

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,650,000	INITIAL	\$6,850,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	265				



450 WASHINGTON ST #1106

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$5,095,000	INITIAL	\$5,095,000
SQFT	2,031	PPSF	\$2,509	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				

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